

# TO LET / MAY SELL

## 1.4 ACRES OF COMMERICAL LAND & BUILDINGS

5 HIGHAM ROAD,  
LITTLE IRCHESTER,  
WELLINGBOROUGH  
NN8 2DU

SUITABLE FOR A VARIETY OF  
USES, SUBJECT TO PLANNING





## SUMMARY

- An opportunity to lease or buy a secure roadside site consisting of an office building, surfaced yard and additional woodland area.
- Strategically positioned on the westbound carriageway of the A45 Road in Northamptonshire in the East Midlands region.
- Exceptional roadside presence and long-term development potential in an established commercial location.
- Suitable for industrial open storage, roadside retail & commercial uses
- 1.4 acres of fully surfaced storage land with a 2,273 sq ft office/amenity building and additional 4.7 acres of woodland.

INDICATIVE SITE PLAN

## LOCATION

The subject property is located on the westbound carriageway of the A45 Higham Road, a key arterial route serving Wellingborough and the surrounding Northamptonshire commercial corridor. The A45 is a popular carriageway that connects Northampton eastbound to the A1(M). Circa 60,000 road users commute past the site every day.

The town is 11 miles northeast of Northampton and 32 miles southwest of Peterborough. Wellingborough is a recognised industrial and logistics location within the East Midlands, benefitting from direct access to the strategic road network and a growing local economy. The area benefits from an established industrial presence with nearby estates including Park farm and Brackmills.

WATCH AERIAL FOOTAGE 





## DESCRIPTION & ACCOMMODATION

The subject property comprises of three main parts including an office/showroom building, surfaced land and additional woodland.

In broad terms the office building is of brick construction, single storey with a flat roof. Benefitting from a kitchenette and WC's.

The surfaced land is roughly 78m x 71m at its widest, and offers hard standing with 31 marked bays, the yard is securely fenced and benefits from floodlighting and CCTV.

The additional woodland covers a significant area to the east and south of the yard and includes mature trees and bushes.

Building/Office	2,273 sq ft
Surfaced Yard	1.371 acres
Woodland	4.692 acres



## FURTHER INFORMATION

### TERMS

The unit is available to let from July 2026 on a new FRI lease with terms to be agreed. Service charge and insurance to be discussed. Business rates payable per annum.

### VAT

The property is elected for VAT and VAT will therefore be payable.

### EPC

Available on request.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

### PROPOSAL

Available To Let / May Sell. Price On Application, please get in contact:

### CONTACTS

#### Toby Moule

DD: 0161 850 9771

M: 07527 590 779

E: [toby@kingstreet-re.com](mailto:toby@kingstreet-re.com)

#### Ted Murray

DD: 0161 850 0497

M: 07766 003 322

E: [ted@kingstreet-re.com](mailto:ted@kingstreet-re.com)

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